

## **ORDINANCE NO. 08-01**

**AN ORDINANCE TO REPEAL CHAPTER 58 – SIGNS, SECTIONS 58-1 THROUGH 58-15 OF THE CODE OF THE CITY OF CORUNNA, MICHIGAN, IN ITS ENTIRETY AND REPLACE IT WITH CHAPTER 58 – SIGNS, ARTICLE I. ADOPTION OF THE UNIFORM SIGN CODE, SECTION 58-1; ARTICLE II. IN GENERAL, SECTIONS 58-2 THROUGH 58-6; ARTICLE III. DEFINITIONS, SECTIONS 58-7 THROUGH 58-8; ARTICLE IV. GENERAL PROVISIONS, SECTIONS 58-9 THROUGH 58-20; ARTICLE V. SPECIFIC CONTROL PROVISIONS, SECTIONS 58-21 THROUGH 58-23; ARTICLE VI. SCHEDULE OF SIGN REGULATIONS, SECTIONS 58-24 THROUGH 58-29; ARTICLE VII. VARIANCE, ENFORCEMENT, VIOLATIONS, PENALTIES, SEVERANCE, AMENDMENT AND ADOPTION, SECTIONS 58-30 THROUGH 58-33**

**THE CITY OF CORUNNA, MICHIGAN ORDAINS:**

SECTION I. CHAPTER 58 – SIGNS, ARTICLE I THROUGH ARTICLE VII, SECTIONS 58-1 THROUGH 58-33, shall be as follows:

### **CHAPTER 58**

#### **ARTICLE I.**

#### **ADOPTION OF THE UNIFORM SIGN CODE**

##### **Sec. 58-1. Adoption of the Uniform Sign Code.**

There is hereby adopted, by reference, the latest edition of the Uniform Sign Code, as published by the International Conference of Building Officials which code shall be in full force and effect in the City as if set out fully herein.

#### **ARTICLE II. IN GENERAL**

##### **Sec. 58-2. Short Title.**

This ordinance shall be known as and may be cited as the City of Corunna Sign Ordinance.

##### **Sec. 58-3. Purposes.**

The purpose of this chapter is to encourage the effective use of signs as a means of communication in the city; to maintain and enhance the aesthetic environment and the city's ability to attract sources of economic development and growth; to improve pedestrian and traffic safety and public health; to minimize the possible adverse effect of signs on nearby public and private property; to keep signs within a reasonable scale with respect to the buildings and property to which they relate and to enable the fair and consistent enforcement of these sign restrictions. It is determined that the regulations contained in this chapter are the minimum

amount of regulation necessary to achieve its purpose. It is also determined that restrictions in this chapter on the size of signs, as well as their height and placement on real estate, are the minimum amount necessary to achieve this chapter's purpose.

**Sec. 58-4. Applicability; effect and scope.**

A sign may be erected, placed, established, painted, created, or maintained in the city only in conformance with the standards, procedures, exemptions, and other requirements of this chapter.

The effect of the chapter as more specifically set forth herein, is:

- (1) To establish a permit system to allow a variety of types of signs in commercial and industrial zones, and a limited variety of signs in other zones, subject to the standards and the permit procedures of this chapter.
- (2) To allow certain signs that are small, unobtrusive, and incidental to the principal use of the respective lots on which they are located, subject to the substantive requirements of this chapter, but without a requirement for permits.
- (3) To provide for temporary signs without commercial messages in limited circumstances in the public right-of-way.
- (4) To prohibit all signs not expressly permitted by this chapter.
- (5) To provide for the enforcement of the provisions of this chapter.
- (6) This chapter shall not relate to building design. Nor shall this chapter regulate, except in accordance with provisions covered within this ordinance, official traffic or government signs required by a valid and applicable federal, state, or local law, regulation, or ordinance; the copy and message of signs; signs not intended to be viewed from a public right-of-way; window displays; product dispensers and point-of-purchase displays; scoreboards on athletic fields; flags of any nation, government or noncommercial organizations, gravestones; barber poles; religious symbols; commemorative plaques; the display of street numbers; or any display or construction not defined herein as a sign.

**Sec. 58-5-6. Reserved.**

## **ARTICLE III. DEFINITIONS**

### **Sec. 58-7. Definitions and Interpretation.**

Words and phrases used in this chapter shall have the meanings set forth in this section. Words and phrases not defined in this section, but defined in other chapters of the City of Corunna code book, shall be given the meanings set forth in such chapter and code. Principals for computing sign area are contained in section 58-22 and for sign height are contained in Section 58-7 (definition of sign height) as well as referred to in other sections of this ordinance. All other words and phrases shall be given their common, ordinary meaning unless the context clearly requires otherwise. Section headings or captions are for reference purposes only and shall not be used in the interpretation of this chapter.

*Abandoned sign.* Any sign which is still on the premises six (6) months after a business ceases to operate or moves from the location.

*Administrator.* The building official or a designated representative within the building department.

*Agriculture*, "Agricultural use" means substantially undeveloped land devoted to the production of plants useful to man, including forages and sod crops; grains and feed crops; fruits; vegetables; Christmas trees; and other similar uses and activities. Sales of such production must be limited to that which is solely produced on the property. It should be noted that this definition of agricultural use does not require that the property be classified as agricultural.

*Alley.* Any dedicated public way affording a secondary means of access to abutting property and not intended for general traffic circulation.

*Alteration.* Any construction or repair which significantly changes a sign, including additions or deletions to the sign structure.

*Animated sign.* Any sign that uses movement or change of lighting, either natural or artificial, to depict action or create a special effect or scene. For the purposes of this chapter, this term does not refer to flashing or changeable copy signs.

*Awning sign.* A sign painted on, printed on, or attached flat against the surface of an awning, which is a shelter projecting from and supported by the exterior wall of a building constructed of non-rigid materials on a supporting framework. An awning is not a marquee.

*Banner sign.* Any sign of lightweight fabric or similar material that is permanently mounted to a pole or building by a permanent frame at one (1) or more edges. National flags, state or municipal flags, or the official flag of any institution or business shall not be considered banner signs.

*Beacon.* Any light with one (1) or more beams directed into the atmosphere or directed at one or more points not on the same zone lot as the light source; also, any light with one (1) or more beams that rotate or move.

*Billboards:* An outdoor sign advertising services of products, activities, persons, or events which are not made, produced, assembled, stored, distributed, leased, sold, or conducted upon the premises upon which the billboard is located. This outdoor sign may also include billboards that are painted or contain no message at that particular time.

*Building marker.* Any sign indicating the name of a building and date and incidental information about its construction, which sign is cut into a masonry surface or made of bronze or other permanent material.

*Building Official.* The administrative official designated by the City Manager with the responsibilities of administering and enforcing this chapter.

*Canopy.* A rigid, multi-sided structure covered with fabric, metal or other material and supported by a building at one (1) or more points or extremities and by columns or posts embedded in the ground at other points or extremities.

*Canopy sign.* A sign displayed and affixed flat on the surface of a canopy which does not extend vertically or horizontally beyond the limits of the canopy.

*General business district.* That area defined by the boundary of the C-3 zoning district on the most current zoning map of the City of Corunna. For the purposes of these chapter regulations, the general district is symbolized by the C-3 zoning district title.

*Changeable copy sign.* Any sign designed or constructed whereby the lettering or message usually contained thereon is capable of being changed by rearranging or installing new letters or messages without removing, replacing or resurfacing the face of such sign.

*Combination sign.* Any sign which combines the characteristics of two (2) or more signs.

*Construction sign.* Any sign identifying the names of the project developers, contractors, engineers, architects and financial institutions, which is located on a site being developed or improved.

*Directional sign.* An on-premise sign giving directions, instructions, or facility information and which may contain the name or logo, said logo not comprising more than twenty (20) percent of the total sign area, of an establishment but no advertising copy, e.g., parking or exit and entrance signs.

*Double-faced sign.* Any sign containing two (2) sign surfaces.

*Election sign.* A temporary sign which refers only to a political candidate, political party, or the issues involved in an upcoming political election.

*Facade.* The front of a building, including a parapet, facing a right-of-way line. In the case of a corner lot, or in the case of a building covering an entire block, a building may have more than one (1) façade.

*Festoon sign.* Any sign consisting of strings of exposed incandescent light bulbs, balloons, or strings of pennants hung overhead to draw attention to items on display or a particular business establishment.

*Flag.* Any fabric, banner, or bunting containing distinctive colors, patterns, or symbols used as a symbol of a government, political subdivision, or other entity.

*Flashing sign.* Any sign which contains an intermittent or flashing, scintillating, blinking or traveling light source which includes signs that give the illusion of intermittent or flashing light by means of animation, or an externally mounted intermittent light source.

*Freestanding sign.* Any sign, the principal support of which is independent of any building.

*Frontage, street / alley.* The length of the property line of any one (1) premise along a public right-of-way on which it borders. Corner lots would have two frontages. A lot bordering an alley would have another additional frontage.

*Garage sale sign.* Any sign denoting a private sale of personal property used to dispose of personal household possessions.

*Height of sign.* The vertical distance measured from grade at the edge of the adjacent right-of-way to the highest point of the sign, excluding decorative embellishments.

*Identification sign.* Also a “nameplate” sign or “information” sign with only name and address of occupant on the sign, bearing no advertising message or logo.

*Illuminated sign.* Any sign that provides artificial light directly on or through any transparent or translucent material, from a source of light connected with such sign, or a sign illuminated by a light with a source so obscured and shielded that no direct rays from it are visible from a public right-of-way or from an abutting property.

*Institutional bulletin board.* A sign containing a surface area upon which is displayed the name of a religious institution, school, library, community center or similar institution and the announcement of its institutional services or activities.

*Lot of Record.* A lot which actually exists in a subdivision plat as shown on the records of the county register of deeds, or a lot or parcel described by metes and bounds, the description of which has been so recorded. Whenever an owner has combined two or more contiguous lots as contained on any recorded plat into a single building site, or combined two or more lots contained on any recorded plat in the records of the township assessor or treasurer, or has combined two or more contiguous lots separately described by metes and bounds, the combination of lots shall be deemed to be a single lot of record for the purposes of this chapter.

*Maintenance.* For the purpose of this chapter, the cleaning, painting, repair or replacement of defective parts of a sign in a manner that does not alter the basic copy, design, or structure of the sign.

*Mansard.* A sloped roof or roof-like façade architecturally comparable to a building wall.

*Marquee sign.* Any permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather.

*Moving message board.* An electrical sign designed to exhibit a pattern of letters or numbers delivered in such fashion so as to appear to be moving lines or words of type.

*Multi-faced sign.* Any sign containing three (3) or more signed surfaces so that such messages as contained on the sign face are visible to persons viewing such signs from two (2) or more directions.

*Nonconforming sign.* Any sign which lawfully occupied a building or land at the effective date of Chapter 58, zoning of this Code, or any amendment thereto, that does not conform to the regulations of the district or premises where it is located.

*Owner.* A person regarded as such on city tax records, or a tenant of the premises so designated by the administrator.

*Parapet.* That part of any wall entirely above the roofline of a building.

*Pennant.* Any lightweight plastic, fabric, or other material whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind.

*Person.* Any individual, corporation, association, firm, partnership, or similarly defined interest.

*Portable sign.* A mobile temporary sign not permanently attached to the ground or designed to be permanently attached to the ground or a building, such as, but not limited to, A-frame poles temporarily driven into the ground, T-shaped and inverted T-shaped sign structures. Portable signs shall not exceed thirty-two (32) square feet in area, or six (6) feet in height, nor shall any such sign be permanently fastened to the ground.

*Premises.* The contiguous land in the same ownership or control which is not divided by a public street.

*Principal building.* The building in which is conducted the principal use of the lot of record on which it is located.

*Projecting sign.* A sign other than a flat wall sign, which is attached to and projects from a building wall or other structure not specifically designed to support the sign.

*Roofline.* The top edge of a roof or building parapet, whichever is higher, excluding any mansards, cupolas, pylons, chimneys, or minor projections.

*Roof sign.* Any sign erected over or on the roof of a building.

*Roof sign, integral.* Any sign erected or constructed as an integral part of a normal roof structure of any design, such that no part of the sign extends vertically above the highest portion of the roof and such that no part of the sign is separated from the rest of the roof by a space of more than six (6) inches.

*Rotating sign.* Any sign or advertising device that rotates or gives the appearance or optical effect of rotating.

*Sign.* Any device, fixture, placard, or structure that uses any color, form, graphic, illumination, symbol, or writing to advertise, announce the purposes of, or identify the purpose of a person or entity, or to communicate information of any kind to the public.

*Structure.* Anything constructed or erected, the use of which requires location on the ground or attachment to something being located on the ground.

*Suspended sign.* A sign that is suspended from the underside of a horizontal pane surface and is supported by such surface.

*Temporary sign.* A display sign, banner or advertising device with or without a structural frame intended for a limited period of display.

*Vacant land.* A lot of record on which there are no principal uses and for which no nonconformity exists for the minimum required street frontage of the applicable zoning district.

*Wall sign.* Any sign attached to, and/or affixed to, the face of the wall of any building structure or part thereof, provided that no part of any such sign extends more than twenty-four (24) inches from the face of the exterior wall. Any wall sign mounted below eight (8) feet must have additional approval from the building official as it pertains to public safety.

*Window sign.* Any paper, cardboard, or painted graphics or other material conveying an advertising message which is designed for or placed behind any window visible to the public.

*Zone, Zone area, Zone District, Zone Lot.* That area within the city that is also defined as a Lot of Record and occupies one of the districts within the city as defined in Article II, Zoning Districts and Maps, Section 86-31. Districts enumerated of the city code along with any amendments and updates to this section.

**Sec. 58-8. Reserved.**

## **ARTICLE IV. GENERAL PROVISIONS**

**Sec. 58-9. Permits required and fees.**

It shall be unlawful for any person to erect, re-erect, make an alteration, or relocate any sign unless the proper permits have been first obtained from the city building inspector except as provided in Section 58-13, and a permit fee paid in accordance with the schedule adopted by resolution of the city council. A separate permit shall be required for each sign unless multiple signs are applied for on the same application. Electrical signs shall, in addition, require an electrical permit.

**Sec. 58-10. Sign erector qualifications.**

The city building inspector shall evaluate, authorize or deny as a part of the permit the person assigned to the installing of, erecting, maintaining, repairing or altering a sign. The authorization of the erector shall be based on the building inspector's evaluation of the direct experience of the person specified for the sign work. Notwithstanding the previous sentences, a person does not undergo an evaluation to install a non-electrical sign, provided the sign does not exceed an area of thirty-two (32) feet, a height of seven (7) feet above grade, has no illumination, and no remuneration, monetary or otherwise, is involved.

### **Sec. 58-11. Application.**

Applications for sign permits and the appropriate nonrefundable fee shall be made upon forms provided by the building department for this purpose and in accordance with application specifications published by the building inspector. These specifications shall be as complete in form as necessary for evaluation of the sign in relationship to the requirements of this chapter.

### **Sec. 58-12. Completeness.**

Within five (5) days of receiving an application for a sign permit, the building inspector shall review it for completeness. If the building inspector finds that it is complete, the application shall then be processed. If the building inspector finds that it is incomplete, the administrator shall, within such five (5) day period, notify the applicant of the specific ways in which the application is deficient, with appropriate references to the applicable sections of this chapter. If it is discovered that the sign permit application contains any false information, the building inspector may revoke the permit or deny the application whichever is appropriate.

### **Sec. 58-13. Issuance and denial.**

The building inspector shall issue a permit and permit sticker or tag for the erection, structural alteration, or relocation of a sign within five (5) days of receipt of a valid application, provided that the sign complies with all applicable laws and regulations of the city. In all applications, where a matter of interpretation arises, the more specific definition or higher standard shall prevail.

When a permit is denied, the building inspector shall within five (5) days, give notice to the applicant along with a brief statement of the reasons for denial, citing code sections and interpretation of possible nonconformity.

### **Sec. 58-14. Inspection.**

A person conducting or performing work covered by a permit required by this chapter shall notify the building inspector when such work has commenced. Unless otherwise indicated, no person shall conceal any portion of such work until it has been inspected and approved by the building inspector. The building inspector shall cause an inspection of the property for which a permit for a new sign(s) or for modification of an existing sign(s) is issued during the sixth month or at such earlier date as the owner may request. If the construction is not substantially complete at the time of a six month inspection, the permit shall lapse and become void. If the construction is complete, the building inspector shall issue a certificate of completion of the owner and the erector.

### **Sec. 58-15. Signs not requiring a permit.**

The following signs are exempted from permit requirements but must be in conformance with all other requirements of this chapter.

- (1) Signs used by a governmental agency and a franchised public utility company if the sign of such governmental agency is for public safety or traffic control purposes.



- (2) Construction signs: One construction sign six (6) square feet or less in size provided they do not exceed four (4) feet in height or one (1) sign allowed with a maximum display area of 15 (fifteen) square feet and a maximum height of five (5) feet for lots of record exceeding 100 lineal feet of frontage or one (1) sign with a maximum display area of thirty two (32) square feet and a maximum height of six (6) feet allowed for lots of record exceeding 250' of footage. One sign maximum per each lot of record frontage. All construction signs must be set back a minimal of five (5) feet from the street right-of-way. Construction signs must be removed from the site no later than 30 days after completion of the project and may be requested for removal by the administrator sooner than the above thirty days if the project is not being completed in a timely fashion as deemed by the building inspector.
- (3) Holiday or special events decorations subject to regulations listed in this ordinance under Section 58-24 as it pertains to festoon signs, balloons and inflated objects within the appropriate district.
- (4) Nameplates of two (2) square feet or less.
- (5) Election signs under the following conditions:

No political sign is allowed to be displayed for a period in excess of 30 days prior to the day of election or vote and must be removed within seven days after the election for which they are erected. Election signs may not be placed closer than a minimum of 100 feet from a polling place.
- (6) Signs advertising the premises for rent, sale, or lease, under the following conditions:
  - a. RA (Residential) and RO (Residential Office) zoned Lots of Record: One (1) sign allowed not too exceed six (6) square feet in display area and 3 1/2 feet in height for lots of record with less than 100 feet of frontage. Additional identical signs allowed for each whole increment of 100 feet of lineal frontage exceeding the initial 100 feet. Maximum amount of signs allowed is four (4).
  - b. RM (Multi-family), C-1, and C-2 (Commercial) zoned Lots of Record: One (1) sign allowed not to exceed six (6) square feet in display area and 3 1/2 feet in height for lots of record with less than 100 feet of frontage with one (1) additional identical sign allowed for each whole increment of 100 feet of lineal frontage exceeding the initial 100 feet. The display area of one sign may increase to a maximum of fifteen (15) square feet for lots of record exceeding 100 lineal feet of frontage. Maximum amount of signs allowed is four (4).
  - c. C-3 (Commercial) and I (Industrial) zoned Lots of Record: One sign allowed not to exceed six (6) square feet in display area and 3 1/2 feet in height for lots of record with less than 100 feet of frontage with one (1) additional identical sign allowed for each whole increment of 100 feet of lineal frontage exceeding the initial 100 feet. The display area of one sign may increase to fifteen (15) square feet and a maximum height of five (5) feet for lots of record exceeding 100 lineal feet of frontage. Lots of record that exceed 250' of road frontage may increase the display area of one sign to thirty-two (32) square feet.

Maximum amount of signs allowed is four (4).

- d. A real estate sign not to exceed six (6) square feet in area for the purposes of directing people to property currently for sale may be located off premise and on private property with an owner's permission not more than three consecutive days within a one month time frame. The sign height shall not exceed four (4) feet. Signs located on a corner and or intersection must conform to the regulations for corner clearance as described in Section 58-21 (2).
- (7) Interior building signs which are not designed for visibility of the public as in the case of a window sign.
- (8) Window signs such as paper or cardboard flyers, painted graphics or other material conveying an announcement for an event or happening. Verbiage on such signs must be intended to promote such event or happening and not a direct advertising of a business.
- (9) Directional signs less than six (6) square feet provided they meet any specific requirements listed elsewhere within this ordinance.
- (10) Garage sale and personal items for sale signs as provided for in Chapter 34 (Environment), Section 34-120 thru 34-124 of the Corunna City Code.

**Sec. 58-16. Signs exempt from regulation.**

The following signs shall be exempt from regulation under this ordinance:

- (1) Any sign of a governmental unit required by a valid and applicable federal, state, or local law regulation.
- (2) Any sign located on a recreation/conservation zoned lot of record and owned by the City but must have approval from the City Manager.
- (3) Holiday lights and decorations with no commercial message subject to regulations listed in this ordinance under Section 58-24 as it pertains to festoon signs, balloons, and inflated objects within the appropriate zoning district.
- (4) Works of art of a noncommercial nature.
- (5) Flags of any country, state, unit of local government, institution, organization, educational or ornamental and not causing a vision obstruction at intersections, projecting into the city right-of-way, or flown at the top of a pole provided they do not exceed 25 feet in height. Any flag not meeting these conditions shall be subject to regulation as such.

**Sec. 58-17. Construction and maintenance.**

All signs shall be designed and constructed in conformity to the provisions for materials, loads, stresses, and safety of the latest adopted edition of the Uniform Sign Code (Article I of this chapter). Nothing contained

in the Uniform Sign Code shall be construed to permit any sign prohibited by the Corunna Sign Ordinance or to reduce any standard established by said ordinance.

Every sign in the city, including those signs for which permits are required, or exempt signs for which no permits are required, shall be maintained in good structural condition at all times. All signs, including exempt signs, shall be kept neatly painted, including metal parts and supports. The administrator shall, from time to time, inspect and have the authority to order the painting, repair, alteration or removal of signs which become dilapidated or abandoned, or which constitute a physical hazard to public safety.

#### **Sec. 58-18. Removal of certain signs.**

In the event a sign is abandoned for a period of time in excess of six (6) months, the sign owner shall immediately remove any sign identifying the abandoned use or purpose announced thereby. Upon failure of a sign owner to comply with this section, the building inspector shall issue a written notice to the sign owner, which notice shall state that such sign shall be removed with fourteen (14) days. If the sign owner fails to comply with such written notice to remove, the building inspector is hereby authorized to cause removal of such sign, and any expense incidental to such removal shall be charged to the owner of the property upon which the sign is located and shall constitute a lien upon the property. For the purpose of this section, the word “remove” shall mean:

- (1) The sign face, along with posts, columns, or supports of freestanding signs, shall be taken down and removed from the property.
- (2) The sign face and supporting structures of “projecting”, “roof”, or “wall” signs shall be taken down and removed from the property.
- (3) The sign face of “painted wall signs” shall be removed by painting over the wall sign in such a manner as to completely cover up and hide from sight the sign in question. This provision shall not apply to signs fifty (50) years old or older that are historical landmarks of the city’s past and are attached to a building that is maintained and preserved as an architectural landmark provided they are properly maintained. The historic criteria adopted by the planning commission and or the Corunna Historical Commission shall serve to distinguish these signs.

#### **Sec. 58-19. Other signs forfeited.**

Any sign installed or placed on public property, except in conformance with the requirements of this chapter, shall be forfeited to the public and subject to confiscation. In addition to other remedies of the City Code, the city shall have the right to recover from the owner or person placing such a sign the full costs of removal and disposal of such sign.

#### **Sec. 58-20. Reserved.**

**ARTICLE V.  
SPECIFIC CONTROL PROVISIONS.**

**Sec. 58-21. Specific control provisions.**

The following provisions shall apply to all signs erected or located in any zoning district or to the specific situations described herein:

- (1) *Adjoining sign interference.* Signs shall not reasonably interfere with the notice ability, visibility, and legibility of existing conforming signs on adjoining zoning lots. Any dispute shall be resolved by the Building Inspector.
- (2) *Bed and Breakfast Signs.* Where according to City Code, a Bed and Breakfast operation is allowed, one wall sign not exceeding (4) square feet in size and one yard sign set back a minimum of (5) five feet from the right-of-way and not exceeding six (6) square feet of display area shall be allowed.
- (3) *Billboards.* No outdoor billboards are allowed within the City limits other than those signs defined in other sections of the City ordinance.
- (4) *Festoon signs, balloons, and inflated objects used as signs.* Said signs are regulated as a temporary sign with further restrictions placed on them as regulated in Section 58-24 of this code.
- (5) *Gasoline price signs.* A gasoline service station shall be permitted signs on each pump island indicating the prices and types of gasoline and the type of service. The area of such signs shall not exceed ten (10) square feet per pump island. One (1) freestanding sign to include a changeable copy sign or reader board is allowed. The size of the freestanding sign shall not exceed forty-eight (48) square feet.
- (6) *Institutional bulletin board.* One sign allowed per lot of record containing a surface area not to exceed fifty (24) square feet and a height not exceeding six (6) feet upon which is displayed the name of a religious institution, school, library, community center or similar institution that occupies the property, and the announcement of its institutional services or activities. This sign is allowed as a bonus sign over and above the maximum signage allowed within the appropriate district such lot of record exists.
- (7) *Light glare.* No direct light or significant glare from a sign shall be cast onto any zone lot that is zoned and or used for residential purposes or onto any public way so as to cause interference with traffic safety.
- (8) *Location of sign:* Unless otherwise allowed within this ordinance, all signs must be located on the premises of the owner of such sign and all verbiage on such sign must directly describe the business being conducted on such property.

- (9) *Obstructions to doors, windows, sidewalks, and fire escapes.* No sign shall be erected, relocated or maintained so as to prevent free ingress or egress from any door, window, sidewalk or fire escape.
- (10) *Portable signs.* Allowed for a business only in the Residential Office, Commercial, Multi-family, and Industrial zoned areas, and shall not be located any closer than five (5) feet from the right-of-way nor shall they exceed 32 square feet in display area. No portable sign shall be allowed for a business more than four times a year and shall not exist more than 15 consecutive days each time.
- (11) *Responsibility of compliance.* The owner of any property on which a sign is placed, and the person maintaining said sign, are equally responsible for the condition of the sign and the area in the vicinity thereof.
- (12) *Signs in the right-of-way.* No sign except those established and allowed by the city and maintained by the city, county, state, or federal governments, and except those projecting canopy and marquee signs mounted on building walls and allowed in the C-1 Zoning District where no front yard setback is required shall be located in, project into, or overhang a public right-of-way or dedicated public easement.
- (13) *Signs at intersections.* Signs shall be located such that there is at every street intersection or entranceway a clear view between heights of three (3) feet and ten (10) feet in a triangle formed by the corner and points on the curb twenty-five (25) feet from the intersection or entranceway. A support structure six (6) inches in diameter or less or six (6) inches per side or less shall not be considered an obstruction to a clear view.
- (14) *Traffic interference.* No advertising device shall be erected or maintained which simulates or imitates in size, color, lettering, or design any traffic sign or signal or other work, phrase, symbol or character in such a manner as to interfere with, mislead, or confuse traffic.

#### **Sec. 58-22. Calculation of sign area.**

The following principle shall control the calculation of sign area:

- (1) *Computation of area of individual signs.* The area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation emblem or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which is placed, but not including any supporting framework, bracing, or decorative fence, embellishment or wall when such fence, wall, or embellishment otherwise meets the requirements of this chapter, Chapter 86 ( Zoning), and is clearly incidental to the display itself.
- (2) *Computation of area of multi-faced signs.* The sign area of a sign with more than one (1) face shall be computed by adding together the area of all sign faces visible from any one point. When two identical sign faces are placed back-to-back, so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure and are not

more than forty-two (42) inches apart, the sign area shall be computed by the measurement of the largest face.

- (3) *Computation of maximum total permitted sign area for a zoning lot of record.* The permitted sum of the area of all individual signs on a zoned lot of record shall be computed by applying the directions in Section 58-24 of this chapter and any other requirements as defined under other City of Corunna Ordinances.

**Sec. 58-23. Reserved.**

**ARTICLE V.  
SCHEDULE OF SIGN REGULATIONS**

**Sec. 58-24. Signs allowed on private property with and without permits.**

P = PERMIT NEEDED      NP = NO PERMIT NEEDED

**RA (RESIDENTIAL)**

**SIGNS PERMITTED WITHIN DISTRICT**

**PERMIT**

- |   |    |
|---|----|
| 1) "Agriculture operations" as defined under section 58-7 of this code are regulated for signage as follows:  | P  |
| a) Freestanding (Ground Mounted). One allowed on property with a maximum of twenty four (24) square feet. Height must not exceed six (6) feet. One additional sign not to exceed six (6) square feet with a maximum height of four (4) feet allowed per each 150 feet of road frontage exceeding 100 lineal feet of road frontage. Setback from the road right-of-way shall be a minimal of five (5) feet. Maximum amount of on site signs allowed is four (4). Lots fronting on two or more streets are allowed the permitted signage for each street frontage, but signage cannot be accumulated and used on one street in excess of that allowed for lots with only one street frontage. |    |
| b) Off site signage: Two additional signs are allowed off site with the property owners permission as follows:  | P  |
| 1) Signs located on a RA (residential), RO (residential office), or RM (multi-family) zoned lot of record must not exceed six (6) square feet of display area and a height of three and one-half (3 1/2) feet.  |    |
| 2) Signs located on a C-1, C-2, C-3 (commercially zoned) or I, (Industrially zoned lot of record must not exceed fifteen (15) square feet of display area and a height of six (6) feet.   |    |
| 3) All setbacks are a minimal of five (5) feet from the edge of the street right-of- way.   |    |
| 2) Bed & Breakfast Operations: See Section 58-21 (#2)   | P  |
| 3) Building or development identification. Maximum size allowed is 6 square feet. No commercial message allowed.  | NP |
| 4) Construction Signs. Allowed as dictated under Section 58-15 (#2) of this ordinance.  | NP |
| 5) Directional Sign. Allowed as dictated under Section 58-15 (#9) of this ordinance and as allowed under Chapter 34 (Environment) Article V. Garage Sales, Section 34-120 thru Section 34-124 of the Corunna City code book.  | NP |
| 6) Election signs. Must conform to Section 58-15 (#5) of this ordinance.  | NP |

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| 7) Festoon signs, balloons, and inflated objects. Allowed during any holiday season for a maximum of 45 days prior to the official date of the holiday and must be removed within one (1) week after the last official date of the holiday season (example: Thanksgiving's official start and end date would be one in the same whereas Christmas Day would be the official start day and New Years Day would be the official end day of the Christmas season). Residentially occupied property events other than seasonal may display such signs a maximum of one (1) week prior to the event and must remove such sign(s) within one (1) week after the event. | NP |
| 8) Flags. Permitted of any country, state, unit of local government, institution, organization, educational or ornamental. Must not cause a vision obstruction. May not exceed the maximum principal building height or 25' (whichever is less).   | NP |
| 9) Garage sale sign. See Chapter 34 (Environment), Article V. Garage Sales. Section 34-120 thru Section 34-124 for regulations.  | NP |
| 10) Holiday or Special Event Decorations. Exempt from regulation except as regulated under #7 above.   | NP |
| 11) Institutional. See Section 58-21 (#6).   | NP |
| 12) Name Plate. Allowed if less than 2 square feet.  | NP |
| 13) Real Estate Signs. See Section 58-15 (#6)  | NP |
| 14) Religious Institutions, schools, libraries, community centers, and similar institutions allowed within the RA (residential) district, are allowed signage as dictated under the RO district within Section 58-24 of this ordinance.  | P  |

## RC (RECREATION / CONSERVATION)

### SIGNS PERMITTED WITHIN DISTRICT

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|---|----|
| 1) Publicly owned Recreation / Conservation zoned land: This land is under control of the City Council and has uses and needs not only unique to itself, but constantly changing. Regulations are subject to change at any time. All signage located on publicly owned Recreation / Conservation Zoned Lots of Record are regulated through approval of the City Manager.   | NP |
| 2) Vacant privately owned Recreation / Conservation zoned land bordering on a public road: All uses allowed (except non-farm permanent single family dwellings which fall under allowed signs regulations within the RA district) are subject to sign regulations as follows:   | P  |
| a). One sign not to exceed six (6) square feet in display area and 3 ½ feet in height for lots of record with less than 100 feet of frontage. One identical additional sign allowed for each whole increment of 100 feet of lineal frontage exceeding the initial 100 feet. For lots of record exceeding 100 lineal feet of front footage, the display area of one sign may be increased to a maximum of fifteen (15) square feet and a height of five (5) feet. Maximum amount of signs allowed is four. | P  |

- 3) Developed and privately owned Recreation / Conservation zoned land bordering on a public road: All uses allowed within the Recreation / Conservation District (except non-farm permanent single family dwellings which fall under allowed signs regulations within the RA district) are subject to sign regulations as follows:

*Maximum number of total square footage of all signs excepting building markers, directional, identification & festoon signs shall not exceed the lesser of these standards:*

- a) 300 square feet for maximum number of square feet.*
- b) Eight percent (8%) of total ground floor area of principal building.*
- c) 2 square feet of signage per lineal foot of street frontage.*

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| a) Banner Sign. A banner which depicts an announcement of a grand opening, vacancy in building occupancy, festival, or event is permitted and may run no longer than 15 consecutive days and no more than four (4) times in one calendar year. Maximum size shall not exceed 24 square feet.   | P  |
| b) Building Identification. Maximum size allowed is six (6) square feet. No commercial message allowed.  | NP |
| c) Building Marker: Maximum size allowed is six (6) square feet. No commercial message allowed.  | NP |
| d) Canopy sign. Allowed but must not project any more than five feet from the building and into the public right-of-way.   | P  |
| e) Construction Signs. Allowed as dictated under Section 58-13 (#2) of this ordinance.   | NP |
| f) Directional. Allowed as a building or development identification. No commercial Message allowed.  | NP |
| g) Election signs. Must conform to Section 58-15 (#5) of this ordinance.   | NP |
| h) Festoon signs, balloons, and inflated objects. Allowed during any holiday season for a maximum of 5 days prior to the official date of the holiday and must be removed within one week after the last official date of the holiday season (example: Thanksgiving's official start and end date would be one in the same whereas Christmas Day would be the official start day and New Years Day would be the official end day of the Christmas season). RO zoned lots of record events other than seasonal may display such signs a maximum of four times a year and may not exceed fourteen consecutive days each time.  | P  |
| i) Flags. Permitted of any country, state, unit of local government, institution, organization, educational or ornamental. Must not cause a vision obstruction. May not exceed the maximum principal building height or 25' (whichever is less).   | NP |
| j) Freestanding (ground mounted): Allowed with a maximum of 60 square feet.<br>Two different signs are allowed: <ul style="list-style-type: none"><li>1) Short sign: Total height of sign cannot exceed six (6) feet.</li><li>2) Tall sign: Sign must begin a minimal of six (6) feet off the ground and may not exceed a total height of 25 feet. Setbacks shall be minimal of five (5) feet from the right-of-way. One sign allowed per each 200 feet of road frontage. Lots fronting on two or more streets are allowed the permitted signage fro each street frontage, but signage cannot be accumulated and used on one street in excess of that slowed for lots with only one street frontage.</li></ul> | P  |
| k) Holiday or Special Event Decorations with no commercial message. Exempt from regulation except as regulated under h above.  | NP |



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| l) Institutional. See Section 58-21 (#6).   | NP |
| m) Marquee Sign. Allowed but sign shall not exceed the surface display area permitted for wall signs.   | P  |
| n) Portable sign: Allowed but shall not be located any closer than five (5) feet from the right-of-way and shall not exceed 32 square feet in display area. No portable sign shall be allowed for a business more than four times a year and shall not exist more than 15 consecutive days each time.   | P  |
| o) Projecting signs. Allowed but with surface display area not exceeding 1-1/2 square feet in area for each lineal foot of the building frontage up to a maximum of 50 square feet. Projecting signs may not extend into the city right-of-way nor be placed any further than 12 foot from the face of the building (including all support apparatus). Minimum clearance to the base of the sign from ground level shall be nine (9) foot with a maximum height of 15 foot (not including support apparatus) and must project on a 90 degree angle to the building. | P  |
| p) Real Estate signs: See Section 58-15 (#6).   | NP |
| q) Wall signs. Permitted but not to exceed 15% of the building face of the first floor. Lots fronting on two or more streets are allowed the permitted signage for each street frontage, but signage cannot be accumulated and used on one street in excess of that allowed for lots with only one street frontage.   | P  |
| r) Window Signs: Maximum size allowed combining all window signs is 25% of the total window.<br>*Those signs described under Section 58-15 (*8) are exempt from permit requirements.  | *P |

## RO (RESIDENTIAL OFFICE)

*Maximum number of total square footage of all signs on a zoned RO lot of record excepting building markers, directional, identification, banner, & festoon signs shall not exceed the lesser of these standards:*

- a) 100 square feet for maximum number of square feet.*
- b) Four percent (4%) of ground floor of main building.*
- c) Two (2) square feet of signage per lineal foot of street frontage.*

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| 1) Banner Sign. A banner which depicts an announcement of a grand opening or vacancy in building occupancy is permitted and may run no longer than 15 consecutive days and no more than four (4) times in one calendar year. Maximum size shall not exceed 24 square feet. | P  |
| 2) Bed & Breakfast Operations: See Section 58-21 (#2)  | P  |
| 3) Building or development identification. Maximum size allowed is 6 square feet. No commercial message allowed.   | NP |
| 4) Canopy sign: Canopy sign. Allowed but must not project any more than five feet from the building and into the public right-of-way.  | P  |
| 5) Construction Signs. Allowed as dictated under Section 58-15 (#2) of this ordinance.   | NP |
| 6) Directional. Allowed as a building or development identification. No commercial message allowed. Must not exceed ten (10) square feet.  | NP |

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| 7) Election Signs: Must conform to Section 58-15 (#5) of this ordinance.   | NP |
| 8) Festoon signs, balloons, and inflated objects. Allowed during any holiday season for a maximum of 45 days prior to the official date of the holiday and must be removed within 1 week after the last official date of the holiday season (example: Thanksgiving's official start and end date would be one in the same whereas Christmas Day would be the official start day and New Years Day would be the official end day of the Christmas season). RO zoned lots of record events other than seasonal may display such signs a maximum of four times a year and may not exceed fourteen consecutive days each time. | P  |
| 9) Flags. Permitted of any country, state, unit of local government, institution, organization, educational or ornamental. Must not cause a vision obstruction. May not exceed the maximum principal building height or 25' (whichever is less).   | NP |
| 10) Freestanding (Ground Mounted). Allowed with a maximum of 32 square feet. Height must not exceed six (6) feet. Setback shall be a minimal of five (5) feet from the right-of-way line. One sign allowed per each 200 foot of road frontage. Lots fronting on two or more streets are allowed the permitted signage for each street frontage, but signage cannot be accumulated and used on one street in excess of that allowed for lots with only one street frontage.   | P  |
| 11) Holiday or Special Event Decorations with no commercial message. Exempt from regulation except as regulated under #8 above.  | NP |
| 12) Institutional. See Section 58-21 (#6).   | NP |
| 13) Marquee: Allowed but sign shall not exceed the surface display area permitted for a wall sign.   | P  |
| 14) Portable: Allowed but shall not be located any closer than 5 feet from the right-of-way and shall not exceed 32 square feet in display area. No portable sign shall be allowed for a business more than four times a year and shall not exist more than 15 consecutive days each time.   | P  |
| 15) Projecting signs. Allowed but with surface display area not exceeding 1-1/2 square feet in area for each lineal foot of the building frontage up to a maximum of 50 square feet. Minimum clearance from the ground to the base of the sign shall be nine (9) foot with a maximum height of 15 feet (not including the support apparatus) and must project on a 90 degree angle to the building to which it is attached.  | P  |
| 16) Real Estate signs: See Section 58-15 (#6).   | NP |
| 17) Religious Institutions, schools, libraries, community centers, and similar institutions, allowed within the RO (residential) district, are allowed signage as dictated under the RO district.  | P  |
| 18) Wall Signs. Permitted but not to exceed 15% of the building face of the first floor. Lots fronting on two or more streets are allowed the permitted signage for each street frontage, but signage cannot be accumulated and used on one street in excess of that allowed for lots with only one street frontage.   | P  |
| 19) Window Signs: Maximum size allowed combining all window signs is 25% of the total window.<br>*Those signs described under Section 58-15 (*8) are exempt from permit requirements.  | *P |

## RM (MULTI-FAMILY)

*Maximum number of total square footage of all signs on a zoned RM Lot of Record except building markers, directional, identification, banner, & festoon signs shall be thirty two (32) square feet. Lots fronting on two or more streets are allowed the permitted signage for each street frontage but signage cannot be accumulated and used on one street in excess of that allowed for lots with only one street frontage.*

- 1) Banner Sign. A banner which depicts an announcement of a grand opening or vacancy in building occupancy is permitted and may run no longer than 15 consecutive days and no more than four (4) times in one calendar year. Maximum size shall not exceed 24 square feet. P
- 2) Building Identification: Maximum size allowed is six (6) square feet. No commercial message allowed. NP
- 3) Building Marker. Maximum size allowed is six (6) square feet. No commercial message allowed. NP
- 4) Construction Signs. Allowed as dictated under Section 58-13 (#2) of this ordinance. NP
- 5) Directional. Allowed as a building or development identification. No commercial message allowed. Must not exceed ten (10) square feet. NP
- 6) Election Signs: Must conform to Section 58-15 (#5) of this ordinance. NP
- 7) Festoon signs, balloons, and inflated objects. Allowed during any holiday season for a maximum of 45 days prior to the official date of the holiday and must be removed within 1 week after the last official date of the holiday season (example: Thanksgiving's official start and end date would be one in the same whereas Christmas Day would be the official start day and New Years Day would be the official end day of the Christmas season). Multi-family zoned property events other than seasonal may display such signs a maximum of four times a year and may not exceed fourteen-consecutive days each time. P
- 8) Flags. Permitted of any country, state, unit of local government, institution, organization, educational or ornamental. Must not cause a vision obstruction. May not exceed the maximum principal building height or 25' (whichever is less). NP
- 9) Freestanding. Allowed with a maximum of 32 square feet. Height must not exceed 6 feet. Setback shall be a minimal of (5) feet from the road right-of-way. One sign allowed per each 200 feet of road frontage. Lots fronting on two or more streets are permitted the allowed signage for each street frontage, but signage cannot be accumulated and used on one street in excess of that allowed for lots with only one street frontage. P
- 10) Holiday or Special Event Decorations with no commercial message. Exempt from regulation except as regulated under #7above. NP
- 11) Institutional. See Section 58-21 (#6). NP
- 12) Marquee: Allowed but sign shall not exceed the surface display area permitted for a wall sign. P
- 13) Portable: Allowed but shall not be located any closer than 5 feet from the right-of-way and shall not exceed 32 square feet in display area. No portable sign shall be allowed for a business more than four times a year and shall not exist more than 15 consecutive days each time. P
- 14) Real Estate signs: See Section 58-15 (#6). NP
- 15) Religious Institutions, schools, libraries, community centers, and similar institutions, allowed within the RM (Multi-family) district, are allowed signage as dictated under the RO district. P

- 16) Wall Signs. Permitted but not to exceed 15% of the building face of the first floor with a maximum display area of 32 square feet. Lots fronting on two or more streets are allowed the permitted signage for each street frontage, but signage cannot be accumulated and used on one street in excess of that allowed for lots with only one street frontage. P

## C-1 (COMMERCIAL)

*Maximum number of total square footage of all signs on a zoned C-1 lot of record excepting building markers, directional, identification & festoon signs shall not exceed the lesser of these standards:*

- a) 100 square feet for maximum number of square feet.*
- b) Two (2) square feet of signage per lineal foot of street frontage.*
- c) Four percent (4%) of ground floor of principal building.*

- 1) Banner Sign. A banner which depicts an announcement of a grand opening or vacancy in building occupancy is permitted and may run no longer than 15 consecutive days and no more than four (4) times in one calendar year. Maximum size shall not exceed 24 square feet. P
- 2) Building Identification. Maximum size allowed is six (6) square feet. No commercial message allowed. NP
- 3) Building marker. Maximum size allowed is six (6) square feet. No commercial message allowed NP
- 4) Canopy Sign: Allowed but must not project any more than five feet from the building and where a canopy projects into the public right-of-way, issuance and continuation is conditioned upon the owner having a current liability insurance policy with the appropriate amount of liability coverage as deemed necessary by the city. A current valid insurance certificate must be on file with the City Clerk. P
- 5) Construction Signs. Allowed as dictated under Section 58-13 (#2) of this ordinance. NP
- 6) Directional. Allowed as a building or development identification. No commercial message allowed. Must not exceed ten (10) square feet. NP
- 7) Election Signs: Must conform to Section 58-15 (#5) of this ordinance. NP
- 8) Festoon signs, balloons, and inflated objects. Allowed during any holiday season for a maximum of 45 days prior to the official date of the holiday and must be removed within 1 week after the last official date of the holiday season (example: Thanksgiving's official start and end date would be one in the same whereas Christmas Day would be the official start day and New Years Day would be the official end day of the Christmas season). Multi-family zoned property events other than seasonal may display such signs a maximum of four times a year and may not exceed fourteen-consecutive days each time. P
- 9) Flags. Permitted of any country, state, unit of local government, institution, organization, educational or ornamental. Must not cause a vision obstruction. May not exceed the maximum principal building height or 25' (whichever is less). NP
- 10) Freestanding. Allowed with a maximum of 40 square feet of display area.. Two different signs are allowed: P
- a) Short sign: Total height of sign cannot exceed six (6) foot.
  - b) Tall sign: Sign must begin a minimal of six (6) feet off the ground and may not exceed a total height of 25 feet. Setback shall be a minimal of five (5) feet from the right-of-way. One sign allowed per each 200 feet of road frontage. Lots fronting on two or more streets are allowed the permitted signage for each street frontage, but signage cannot be accumulated and used on one street in excess of that allowed for lots with only one street frontage.

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| 11) Holiday or Special Event Decorations with no commercial message. Exempt from regulation except as regulated under #8 above.   | NP |
| 12) Institutional. See Section 58-21 (#6).  | NP |
| 13) Marquee: Allowed but sign shall not exceed the surface display area permitted for a wall sign.  | P  |
| 14) Portable: Allowed but shall not be located any closer than 5 feet from the right-of-way and shall not exceed 32 square feet in display area. No portable sign shall be allowed for a business more than four times a year and shall not exist more than 15 consecutive days each time.  | P  |
| 15) Projecting signs. Allowed but with surface display area not exceeding 1-1/2 square feet in area for each lineal foot of the building frontage up to a maximum of 50 square feet. Projecting signs that extend into the city right-of-way may not extend any further than 12 feet from the face of the building (including all support apparatus) or beyond the width of the sidewalk whichever is less. Signs projecting into the right-of-way also require the owner to carry a current liability insurance policy with the appropriate amount of liability coverage as deemed necessary by the city. A current valid insurance certificate must be on file with the City Clerk. | P  |
| 16) Real Estate signs: See Section 58-15 (#6).  | NP |
| 17) Wall Signs. Permitted but not to exceed 15% of the building face of the first floor. Lots fronting on two or more streets are allowed the permitted signage for each street frontage, but signage cannot be accumulated and used on one street in excess of that allowed for lots with only one street frontage.  | P  |
| 18) Window Signs: Maximum size allowed combining all window signs is 25% of the total window.<br>*Those signs described under Section 58-15 (*8) are exempt from permit requirements.   | *P |

## C-2 (COMMERCIAL)

*Maximum number of total square footage of all signs on a zoned C-2 lot of record excepting building markers, directional, identification & festoon signs shall not exceed the lesser of these standards:*

- a) 300 square feet for maximum number of square feet.*
- b) Eight percent (8%) of total ground floor area of principal building.*
- c) 2 square feet of signage per lineal foot of street frontage.*

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| 1) Banner Sign. A banner which depicts an announcement of a grand opening or vacancy in building occupancy is permitted and may run no longer than 15 consecutive days and no more than four (4) times in one calendar year. Maximum size shall not exceed 24 square feet. | P  |
| 2) Building Identification. Maximum size allowed is six (6) square feet. No commercial message allowed.  | NP |
| 3) Building marker. Maximum size allowed is six (6) square feet. No commercial message allowed   | NP |
| 4) Canopy Sign: Allowed but must not project any more than five feet from the building.  | P  |
| 5) Construction Signs. Allowed as dictated under Section 58-13 (#2) of this ordinance.   | NP |
| 6) Directional. Allowed as a building or development identification. No commercial message allowed. Must not exceed ten (10) square feet.  | NP |
| 7) Election Signs: Must conform to Section 58-15 (#5) of this ordinance.   | NP |

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| 8) Festoon signs, balloons, and inflated objects. Allowed during any holiday season for a maximum of 45 days prior to the official date of the holiday and must be removed within 1 week after the last official date of the holiday season (example: Thanksgiving's official start and end date would be one in the same whereas Christmas Day would be the official start day and New Years Day would be the official end day of the Christmas season). Multi-family zoned property events other than seasonal may display such signs a maximum of four times a year and may not exceed fourteen-consecutive days each time.                               | P  |
| 9) Flags. Permitted of any country, state, unit of local government, institution, organization, educational or ornamental. Must not cause a vision obstruction. May not exceed the maximum principal building height or 25' (whichever is less).   | NP |
| 10) Freestanding. Allowed with a maximum of 60 square feet of display area.. Two different signs are allowed:<br>a) Short sign: Total height of sign cannot exceed six (6) foot.<br>b) Tall sign: Sign must begin a minimal of six (6) feet off the ground and may not exceed a total height of 25 feet. Setback shall be a minimal of five (5) feet from the right-of-way. One sign allowed per each 200 feet of road frontage. Lots fronting on two or more streets are allowed the permitted signage for each street frontage, but signage cannot be accumulated and used on one street in excess of that allowed for lots with only one street frontage. | P  |
| 11) Holiday or Special Event Decorations with no commercial message. Exempt from regulation except as regulated under #8 above.  | NP |
| 12) Institutional. See Section 58-21 (#6).   | NP |
| 13) Marquee: Allowed but sign shall not exceed the surface display area permitted for a wall sign.   | P  |
| 14) Portable: Allowed but shall not be located any closer than 5 feet from the right-of-way and shall not exceed 32 square feet in display area. No portable sign shall be allowed for a business more than four times a year and shall not exist more than 15 consecutive days each time.   | P  |
| 15) Projecting signs. Allowed but with surface display area not exceeding 1-1/2 square feet in area for each lineal foot of building frontage up to a maximum of 50 square feet. Projecting signs that extend into the city right-of-way may not extend any further than 12 feet from the face of the building (including all support apparatus) or beyond the width of the sidewalk whichever is less.  | P  |
| 16) Real Estate signs: See Section 58-15 (#6).   | NP |
| 17) Wall Signs. Permitted but not to exceed 15% of the building face of the first floor.   | P  |
| 18) Window Signs: Maximum size allowed combining all window signs is 25% of the total window.<br>*Those signs described under Section 58-15 (*8) are exempt from permit requirements.  | *P |

### C-3 (COMMERCIAL)

*Maximum number of total square footage of all signs on a zoned C-3 lot of record excepting building markers, directional, identification & festoon signs shall not exceed the lesser of these standards:*

- a) 300 square feet for maximum number of square feet.*
- b) 10% of ground floor of principal building.*
- c) Two (2) square feet of signage per lineal foot of street frontage.*

- 1) Banner Sign. A banner which depicts an announcement of a grand opening or vacancy in building occupancy is permitted and may run no longer than 15 consecutive days and no more than four (4) times in one calendar year. Maximum size shall not exceed 24 square feet. P
- 2) Building Identification. Maximum size allowed is six (6) square feet. No commercial message allowed. NP
- 3) Building marker. Maximum size allowed is six (6) square feet. No commercial message allowed NP
- 4) Canopy Sign: Allowed but must not project any more than five feet from the building. P
- 5) Construction Signs. Allowed as dictated under Section 58-13 (#2) of this ordinance. NP
- 6) Directional. Allowed as a building or development identification. No commercial message allowed. Must not exceed ten (10) square feet. NP
- 7) Election Signs: Must conform to Section 58-15 (#5) of this ordinance. NP
- 8) Festoon signs, balloons, and inflated objects. Allowed during any holiday season for a maximum of 45 days prior to the official date of the holiday and must be removed within 1 week after the last official date of the holiday season (example: Thanksgiving's official start and end date would be one in the same whereas Christmas Day would be the official start day and New Years Day would be the official end day of the Christmas season). Multi-family zoned property events other than seasonal may display such signs a maximum of four times a year and may not exceed fourteen-consecutive days each time. P
- 9) Flags. Permitted of any country, state, unit of local government, institution, organization, educational or ornamental. Must not cause a vision obstruction. May not exceed the maximum principal building height or 25' (whichever is less). NP
- 10) Freestanding. Allowed with a maximum of 80 square feet of display area.. Two different signs are allowed: P
  - a) Short sign: Total height of sign cannot exceed six (6) foot.
  - b) Tall sign: Sign must begin a minimal of six (6) feet off the ground and may not exceed a total height of 25 feet. Setback shall be a minimal of five (5) feet from the right-of-way. One sign allowed per each 200 feet of road frontage. Lots fronting on two or more streets are allowed the permitted signage for each street frontage, but signage cannot be accumulated and used on one street in excess of that allowed for lots with only one street frontage.
- 11) Holiday or Special Event Decorations with no commercial message. Exempt from regulation except as regulated under #8 above. NP
- 12) Institutional. See Section 58-21 (#6). NP
- 13) Marquee: Allowed but sign shall not exceed the surface display area permitted for a wall sign. P

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| 14) Portable: Allowed but shall not be located any closer than 5 feet from the right-of-way and shall not exceed 32 square feet in display area. No portable sign shall be allowed for a business more than four times a year and shall not exist more than 15 consecutive days each time.   | P  |
| 15) Projecting signs. Allowed but with surface display area not exceeding 1-1/2 square feet in area for each lineal foot of building frontage up to a maximum of 50 square feet. Projecting signs may not extend into the city right-of-way may nor extend any further than 12 feet from the face of the building (including all support apparatus) or beyond the width of the sidewalk whichever is less. | P  |
| 16) Real Estate signs: See Section 58-15 (#6).   | NP |
| 17) Wall Signs. Permitted but not to exceed 15% of the building face of the first floor.   | P  |
| 18) Window Signs: Maximum size allowed combining all window signs is 25% of the total window.<br>*Those signs described under Section 58-15 (*8) are exempt from permit requirements.  | *P |

## I (INDUSTRIAL)

*Maximum number of total square footage of all signs on a zoned C-3 lot of record excepting building markers, directional, identification & festoon signs shall not exceed the lesser of these standards:*

- a) 300 square feet for maximum number of square feet
- b) 10% of ground floor of principal building.
- c) Two (2) square feet of signage per lineal foot of street frontage.

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| 1) Banner Sign. A banner which depicts an announcement of a grand opening or vacancy in building occupancy is permitted and may run no longer than 15 consecutive days and no more than four (4) times in one calendar year. Maximum size shall not exceed 24 square feet.   | P  |
| 2) Building Identification. Maximum size allowed is six (6) square feet. No commercial message allowed.  | NP |
| 3) Building marker. Maximum size allowed is six (6) square feet. No commercial message allowed   | NP |
| 4) Canopy Sign: Allowed but must not project any more than five feet from the building.  | P  |
| 5) Construction Signs. Allowed as dictated under Section 58-13 (#2) of this ordinance.   | NP |
| 6) Directional. Allowed as a building or development identification. No commercial message allowed. Must not exceed ten (10) square feet.  | NP |
| 7) Election Signs: Must conform to Section 58-15 (#5) of this ordinance.   | NP |
| 8) Festoon signs, balloons, and inflated objects. Allowed during any holiday season for a maximum of 45 days prior to the official date of the holiday and must be removed within 1 week after the last official date of the holiday season (example: Thanksgiving's official start and end date would be one in the same whereas Christmas Day would be the official start day and New Years Day would be the official end day of the Christmas season). Multi-family zoned property events other than seasonal may display such signs a maximum of four times a year and may not exceed fourteen-consecutive days each time. | P  |
| 9) Flags. Permitted of any country, state, unit of local government, institution, organization, educational or ornamental. Must not cause a vision obstruction. May not exceed the maximum principal building height or 25' (whichever is less).   | NP |



- 10) Freestanding. Allowed with a maximum of 80 square feet of display area.. Two different signs are allowed: P  
 a) Short sign: Total height of sign cannot exceed six (6) foot.  
 b) Tall sign: Sign must begin a minimal of six (6) feet off the ground and may not exceed a total height of 25 feet. Setback shall be a minimal of five (5) feet from the right-of-way. One sign allowed per each 200 feet of road frontage. Lots fronting on two or more streets are allowed the permitted signage for each street frontage, but signage cannot be accumulated and used on one street in excess of that allowed for lots with only one street frontage.
- 11) Holiday or Special Event Decorations with no commercial message. Exempt from regulation except as regulated under #8 above. NP
- 12) Institutional. See Section 58-21 (#6). NP
- 13) Marquee: Allowed but sign shall not exceed the surface display area permitted for a wall sign. P
- 14) Portable: Allowed but shall not be located any closer than 5 feet from the right-of-way and shall not exceed 32 square feet in display area. No portable sign shall be allowed for a business more than four times a year and shall not exist more than 15 consecutive days each time. P
- 15) Projecting signs. Allowed but with surface display area not exceeding 1-1/2 square feet in area for each lineal foot of building frontage up to a maximum of 50 square feet. Projecting signs may not extend into the city right-of-way nor may they extend any further than 12 feet from the face of the building (including all support apparatus) or beyond the width of the sidewalk whichever is less. P
- 16) Real Estate signs: See Section 58-15 (#6). NP
- 17) Wall Signs. Permitted but not to exceed 15% of the building face of the first floor. P
- 18) Window Signs: Maximum size allowed combining all window signs is 25% of the total window. \*P  
 \*Those signs described under Section 58-15 (\*8) are exempt from permit requirements.

## Sec. 58-25. Permitted sign characteristics by zoning district.

CHARAC TERISTIC	RA	RM	RO	RC	C-1	C-2	C-3	I	INS*
Animated	N	N	N	N	P	P	P	N	N
Changeable Copy	N	N	P	P	P	P	P	P	P
Illumination, internal (a)	N	P	P	P	P	P	P	P	P
Illumination, external (a)	N	P	P	P	P	P	P	P	P
Illumination, exposed bulbs	N	N	N	N	N	N	P	N	N
Rotating	N	N	N	N	N	N	P	P	N
Flashing	N	N	N	N	N	N	N	N	N

P--allowed only with sign permit

N--not allowed

\* Institutional

- (a) No direct light or significant glare from the sign shall be cast onto any adjacent zone lot that is zoned and used for residential purposes nor shall any illumination have a significant enough glare as to create a nuisance or safety hazard on any property located within or adjacent to the city limits.

## **Sec. 58-26 Prohibited signs.**

Signs not specifically permitted by this chapter are prohibited in the city. Such signs include, but are not limited to:

- (1) Abandoned signs.
- (2) Banner signs extending over public property, except as authorized by the city.
- (3) Roof signs, except mansard roof signs which are regulated as wall signs.
- (4) Signs with flashing, blinking, moving or exposed incandescent lights, except moving message boards and moving lights that may be allowed in other sections of this ordinance.
- (5) Search lights and beacons, except as authorized by the city.
- (6) Signs attached to trees, telephone poles, public benches, streetlights, or placed on any public property, or public right-of-way, except those authorized by the city council or in other sections of this ordinance.
- (7) Any sign structure or frame no longer containing a sign and classified as abandoned.
- (8) Signs indicating a home occupation, including child care.

## **Sec. 58-27. Non-conforming signs.**

It is the intent of this chapter to encourage eventual elimination of signs that, as a result of the adoption of this chapter, become nonconforming. It is considered as much a subject of health, safety, and welfare as the prohibition of new signs in violation of this chapter. It is the intent, therefore, to administer this chapter to realize the removal of illegal nonconforming signs and to avoid any unreasonable invasion of established private property rights.

A non-conforming sign may be continued, and shall be maintained in good condition, but shall not be:

- (1) Replaced by another nonconforming sign.
- (2) Structurally altered so as to prolong the life of the sign.
- (3) Expanded.
- (4) Re-established after damage or destruction if the estimated expense of reconstruction exceeds 50 percent of the estimated replacement cost.

## **Sec. 58-28. Bonuses**

The standards of this chapter may be exceeded for certain provisions when exceptional sign treatment related to the objectives listed in Section 58-3 “purposes”, are achieved. These standards are:

- (1) *Bonus for symbolic presentation.* Projecting signs using symbolic rather than alphabetic or numerical message presentation are permitted an additional size allowance of up to 20 percent over the maximum size allowances provided that the total symbolic presentation comprises at least 75 percent of the total sign area used.
- (2) *Bonus for use of upper and lower case letters.* In the case of signs composed of individual letters or words mounted upon a wall or other architectural surface not in itself a sign, the calculation of overall square footage shall be the product of the overall height of the letterforms and the overall length. In the case of signs consisting of upper and lower case letterforms, calculation of overall square footage shall be the product of the height of the lower case letter forms only and the overall length.

## **Sec. 58-29 Reserved.**

# **ARTICLE VI. VARIANCE, ENFORCEMENT, VIOLATIONS, PENALTIES, SEVERANCE, AMENDMENT AND ADOPTION.**

## **Sec. 58 30. Variance.**

The variance procedures set out in this section are instituted to provide an opportunity for the relaxation of the terms of this chapter where it would not be contrary to the public interest and where, owing to the conditions peculiar to the sign request and not the result of the action of the applicant, literal enforcement of the chapter would result in an unnecessary and undue hardship. In seeking a variance the following procedures shall apply:

- (1) An applicant for a variance shall file a written request with the city building inspector setting forth the specific variance requested and the reasons for the variance.
- (2) The building inspector shall investigate the request and prepare a written recommendation regarding the request for the zoning board of appeals.
- (3) The applicant shall be afforded an opportunity to appear before the zoning board of appeals in support of the request for a variance.
- (4) The zoning board of appeals shall not approve an application for a variance unless it finds that:

- a. Strict enforcement of this chapter would cause unnecessary hardship and deprive the applicant of rights enjoyed by similarly situated city residents or businesses.
- b. The conditions and circumstances of the applicant are unique and not applicable to the majority of other city residents or businesses.
- c. The conditions and unique circumstances were not created by the applicant.
- e. The requested variance is not contrary to the spirit and intent of this chapter.

#### **Sec. 58-31. Enforcement**

This chapter shall be administered and enforced by the city building inspector.

#### **Sec. 58-32. Violations and penalties.**

- (a) *Violations.* Any of the following shall, be a violation of this chapter and shall be subject to the enforcement remedies and penalties provided by this chapter, by the zoning ordinance, and by related chapters of the Corunna City Code:
  - (1) To install, create, erect, or maintain any sign in a way that is inconsistent with any plan or permit governing such sign or the zone lot on which the sign is located.
  - (2) To install, create, erect or maintain any sign requiring a permit without such a permit.
  - (3) To install, create, erect, or maintain any sign in a way that is inconsistent with any plan or permit governing such sign or the zone lot on which sign is located.
  - (4) To fail to remove any sign that is installed, created, erected, or maintained in violation of this chapter, or for which the sign permit has lapsed.
  - (5) To continue any such violation. Each such day of a continued violation shall be considered a separate violation when applying the penalty portions of this chapter.

Each sign installed, created, erected, or maintained in violation of this chapter shall be considered a separate violation when applying the penalty portions of this chapter.

- (b) *Penalties.* Any person violating any of the provisions of this chapter shall be guilty of a misdemeanor and upon conviction of any such violation, shall be punishable according to the terms of Chapter I, General Provisions of the Corunna City Code.

#### **Sec. 58-33. Severability.**

Sections of this chapter shall be deemed to be severable and should any section, paragraph or provision hereof be declared by the courts to be unconstitutional or invalid, such holdings shall not affect the validity of this chapter as a whole or any part hereof, other than the part so declared to be unconstitutional or invalid.

## SECTION 2. Severability.

This Ordinance and the several sections, sub-sections, paragraphs, clauses and parts thereof are hereby declared to be severable. If any part or clause thereof is declared or adjudged invalid by present or future legislation or decree, the balance of the Ordinance shall not be affected thereby.

## SECTION 3. Conflicting Ordinances Repealed.

All Ordinances previously adopted and incorporated in the Code of the City of Corunna, Michigan, through codification procedures, or any existing Ordinances that are inconsistent with the provision of this Ordinance are hereby repealed, and in the case of inconsistencies, to the extent of such inconsistency, are hereby repealed.

## SECTION 4. Copies Available.

This Ordinance, as well as the Uniform Sign Code, can be purchased or inspected in the City Clerk's Offices, Monday through Friday, between the hours of 9:00 a.m. and 4:30 p.m.

SECTION 5. Effective Date.

This Ordinance shall take effect pursuant to the Corunna City Charter, immediately upon publication hereof.

**DATE OF PASSAGE:** August 7, 2006  
**DATE OF PUBLICATION:** August 15, 2006  
**EFFECTIVE DATE:** August 15, 2006

**CITY OF CORUNNA**

BY: \_\_\_\_\_  
Steve Corey  
ITS: MAYOR

BY: \_\_\_\_\_  
Nichole L. Cowdrey  
ITS: CITY CLERK

STATE OF MICHIGAN        }  
                                      }ss.  
COUNTY OF SHIAWASSEE}

I, Nichole L. Cowdrey, being Clerk of the City of Corunna, do hereby certify that the foregoing is a true and accurate copy of the City of Corunna **ORDINANCE NO. passed on the 7th day of August, A.D., 2006.** Further, I certify that I caused the same to be published in a local newspaper within 15 days after adoption by the Corunna City Council, Corunna, Michigan.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24th day of August, A.D., 2006.

\_\_\_\_\_  
Nichole L. Cowdrey  
Corunna City Clerk